

MINUTES BIG RAPIDS TOWNSHIP ZONING BOARD

Tuesday, January 20, 2009 – 7:30 p.m.

Big Rapids Township Hall, 14212 Northland Drive, Big Rapids, MI 49307

I. CALL TO ORDER: 7:55 p.m.

Chairman, Shane called the regular monthly meeting of the Big Rapids Township Zoning Board to order at 7:30 p.m. in the Big Rapids Township Hall.

II. ROLL CALL

Present: Jim Shane, Lisa Davidson, Shirley Fitzgerald, Glenn Patrick, Phillip Keating and Glen Patrick: Absent: Mike Hults; the record shows a quorum present. Also, present Mae Emerson Recording Secretary and Maxine McClelland Zoning Administrator.

III. APPROVAL OF MINUTES:

1. Minutes – December 16, 2008

S. Fitzgerald moved the minutes of December 16, 2008 be approved with corrections; seconded by L. Osborn; motion carried unanimously to approve with six yeas.

IV. PUBLIC COMMENT: None.

V. PUBLIC HEARINGS: None.

1.

VI. SITE PLAN REVIEW: None.

1.

VII. CORRESPONDENCE: None.

VIII. OTHER ITEMS FOR DISCUSSION:

1. Acknowledgement of Resignation of John Fleming
Addressed previously at Annual Meeting
2. Welcome new member Philip Keating
Addressed at Annual Meeting.

IX. UNFINISHED BUSINESS:

1. Open Space Easement –Creeks Edge Apartments
M. McClelland reviewed history of the last phase of development built had insufficient property on the South parcel, part of the approval of that project was contingent on the developer setting aside approximately 5 Acres of land to meet the ordinance requirements in an open space easement. M. McClelland reviewed concerns about language expressed by Board member Attorney Mike Hults. Mr.

Hults advised if the easement is granted the status of the existing lift station should be clarified with a deeded easement for that utility or the existing lift station should be deeded to the Township.

M. McClelland explained that development of the area has some constraints due to the existing high water table and its location within the Tonkin Drain.

Chairman, Shane reviewed previous actions taken by the Board, which allowed the developer to reduce the required easement (March 2002 meeting) to 2.5 acres because of new language adopted in the Township Zoning Ordinance for development of multi-family housing where both municipal sewer and water are provided.

A lengthy discussion was heard. Chairman, Shane suggested action on the easement be tabled until the developer can provide a survey drawing showing the exact location of the proposed easement and a description that clearly excludes Gilbert Drive from the 2.5 Acre dedicated open space easement.

It was a consensus of the Board the item be tabled until such time the developer presents the requested documentation.

2. County Park Plan Public Hearing –Big Rapids Township
February 3, 2009 just prior to Township Board Meeting

The County Park Board will hold a public hearing on the County Park Plan at the Big Rapids Township Offices on February 3, 2009 at 7:00 p.m., just prior to the township board meeting. The Big Rapids Charter Township Board is being requested to approve a resolution adopting the Big Rapids Charter Township plan portion of the Mecosta County Park Plan at their Board Meeting that evening.

As the township reviewing authority on the park plan, Zoning Board members are invited to attend.

X. ADJOURNMENT:

Hearing no further business before the Board, the meeting was adjourned until the next regular scheduled meeting on February 17, 2009 at 7:30 p.m. or at the call of the Chair.

Motion to approve the Zoning Board Minutes of January 20, 2009 by: Seconded by:

ROLL CALL VOTE:

_____, Chairman
James Shane

Date Approved